

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

January 22, 2026 – 9:30 A.M. SRV CLUBHOUSE

MINUTES

1. CALL TO ORDER: 9:30 A.M. by President Marcia Drake-Lawson

2. PLEDGE OF ALLIGIANCE

3. ROLL CALL

4. DETERMINATION OF QUORUM: Marcia Drake – Lawson, Mitch Wyant, Arlene Johnson, Larry Gill, Carl Shepherd, Julie Micheletti, Rolo Miles and Jennifer Royer were present. Mike Cavallo was present via Zoom. A quorum was established. Also present was Sarah Daley, LCAM representing RealManage, Sarasota.

RULES OF ORDER: Established with Community members present.

5. APPROVAL OF MINUTES:

- A. Board of Directors Meeting – Organizational Meeting Minutes, *Jennifer Royer motioned to approve the Organizational Meeting Minutes from the December 11, 2025, Board Meeting, seconded by Arlene Johnson, all in favor, motion passed unanimously.*
Board Meeting Minutes, *Larry Gill motioned to approve the Board Meeting Minutes from December 11, 2025, Board Meeting, seconded by Julie Micheletti, all in favor, motion passed unanimously.*

6. Presidents Report: Marcia Drake- Lawson, report attached.

7. Vice Presidents Report: Mitch Wyant, nothing to report.

8. Secretary's Report: Arlene Johnson, report attached.

9. Treasurers Report: Jennifer Royer briefly discussed the understated water and sewer expenses for 2025, noting that RealManage is aware of the issue and is actively working on clarifying how these expenses were reported in the financial statements. RealManage is currently reviewing the reporting process to ensure future statements accurately reflect all utility costs.

Also noted, the 2026 Replacement Fund Budget reflects an expense line item for a 2nd Utility Cart with a balance of \$7,000.00. A 2019 Utility Cart was personally purchased by Jennifer Royer in the amount of \$4,280.00 on her credit card. Carl Shepherd suggested SRV acquire this Utility Cart. Jennifer Royer also stated if SRV did not want to acquire the Utility Cart she would sell it.

10. Community Association report: Sarah Daley report attached.

11. Building Report: Mitch Wyant, nothing to report.

12. Clubhouse Report: Julie Micheletti, report attached.

13. Grounds Report: Mike Cavallo, nothing to report.

14. Safety Report: Larry Gill, report attached.

15. Social Committee Report: Rolo Miles, report attached. *The Social Committee was left off original agenda. Motion was made by Larry Gill, seconded by Mitch Wyant to add to the agenda. All in favor, motion passed.*

16. Audit Report: Carl Shepherd will Audit the office petty cash and have reporting by the February 26, 2026, Board Meeting. Audit Committee will consist of Elaine Robichaud and Kim Schebel.

17. Unfinished Business:

- A. Code of Conduct Document Signing

Strathmore Riverside Villas Association Inc.

All Board Members have signed the Code of Conduct. Code of Conduct signed documents were given to Sarah Daley, LCAM.

17. New Business

A. Symbiont Proposals –

1. Symbiont Annual Maintenance Agreement - \$900.00
2. Symbiont Pool Heater #2 - \$5247.66
3. Symbiont Pump Starter Box - \$399.00

Mitch Wyant made a motion to accept all three proposals to not exceed \$6,600.00, seconded by Carl Shepherd. All in favor, motion passed unanimously.

B. V322 Modification Form to Extend Rear Patio Slab

Mitch Wyant made a motion to table review of V322 Modification Form till the February 26, 2026, Board Meeting, seconded by Jennifer Royer. All in favor, motion passed unanimously.

C. Approval of Committee Members – Committee Member Approval tabled till all committees are established. During this time Committees can be established without approval.

D. Board Approval for \$3,000.00 to continue updating the camera surveillance system for 2026. ***Larry Gill made a motion for \$3,000.00 to continue updating the camera surveillance system for 2026 seconded by Jennifer Royer, all in favor, motion passed unanimously.***

E. *Larry Gill made a motion to add to the agenda the purchase of a 2nd utility cart for the Association that was purchased by Jennifer Royer in the amount of \$4,280.00 to also include \$100.00 reimbursable to Bob Robbins for trailering the utility cart to SRV, seconded by Carl Shepherd. All in favor, motion passed unanimously.*

Please see additional comments under Treasurer's Report.

18. Owner Questions – Owners were permitted to ask questions with a three-minute time limit.

19. Adjournment - ***Marcia Drake – Lawson made a motion to adjourn meeting, all in favor, meeting adjourned 11:48 A.M.***

Respectfully submitted,

Sarah Daley